125.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,219,400 / 1,219,400
					USE VALUE:	1,219,400 / 1,219,400
					ASSESSED:	1,219,400 / 1,219,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUDDY MARY E/ETAL
Owner 2:	LOHNES PHILLIP P
Owner 3:	
Street 1:	22 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,475 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1908, having primarily Vinyl Exterior and 3512 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11475.000	524,700	6,900	687,800	1,219,400
Total Card	0.263	524,700	6,900	687,800	1,219,400
Total Parcel	0.263	524,700	6,900	687,800	1,219,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.17 | /Parcel: 347.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	80584
GIS Ref	
GIS Ref	
Insp Date	05/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	530,600	6900	11,475.	687,800	1,225,300	1,225,300	Year End Roll	12/18/2019
2019	101	FV	408,000	6900	11,475.	726,000	1,140,900	1,140,900	Year End Roll	1/3/2019
2018	101	FV	408,000	6900	11,475.	535,000	949,900	949,900	Year End Roll	12/20/2017
2017	101	FV	408,000	6900	11,475.	512,000	926,900	926,900	Year End Roll	1/3/2017
2016	101	FV	408,000	6900	11,475.	473,800	888,700	888,700	Year End	1/4/2016
2015	101	FV	397,900	6900	11,475.	397,400	802,200	802,200	Year End Roll	12/11/2014
2014	101	FV	397,900	6900	11,475.	388,200	793,000	793,000	Year End Roll	12/16/2013
2013	101	FV	397,900	6900	11,475.	369,900	774,700	774,700		12/13/2012

!9703!

PRINT

Date	Time
12/11/20	00:08:16

LAST REV

Date	Time
05/17/18	11:30:56
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9703

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEHER DENNIS	26583-250		8/15/1996		419,000	No	No		Y

USER DEFINED

Prior Id # 1:	80584
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2007	653	Re-Roof	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS&NOTICE	CC	Chris C
12/18/2008	Meas/Inspect	163	PATRIOT
12/4/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	266	PATRIOT
7/11/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11475		Sq. Ft.	Site		0	90.	0.67	10									687,822						687,800	

Total AC/HA: 0.26343 | Total SF/SM: 11475 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 687,822 | Spl Credit | Total: 687,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Fair
OthrFix:	2	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.93893778
Const Adj.:	1.00989902
Adj $ / SQ:	118.529
Other Features:	102750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712917
Depreciation:	188210
Depreciated Total:	524707

COMMENTS

BK:21251 PG:70 643-3643.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

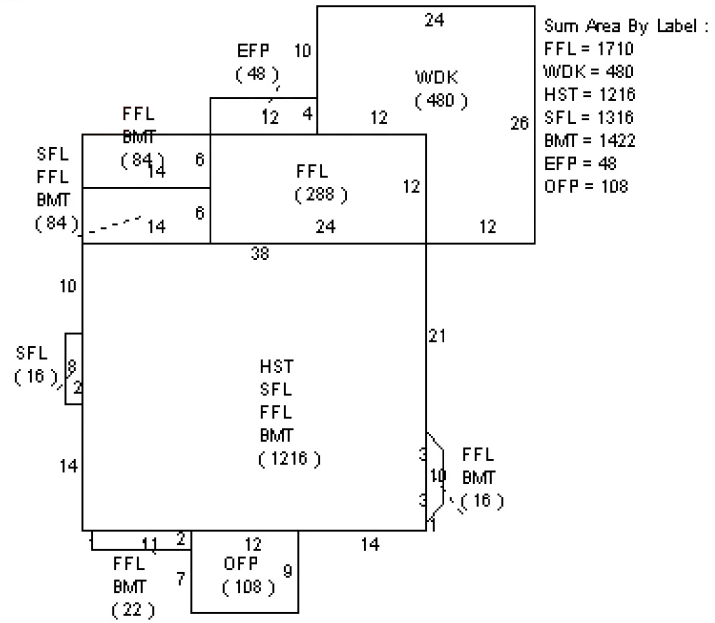
No Unit	RMS	BRS	FL
1	11	6	
Totals			
1	11	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.42
Special Features:	0	Val/Su Net:	92.18
Final Total:	524700	Val/Su SzAd	144.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,710	118.530	202,685
BMT	Basement	1,422	35.560	50,564
SFL	Second Floor	1,316	118.530	155,984
HST	Half Story	608	109.050	66,300
WDK	Deck	480	8.160	3,918
OFP	Open Porch	108	32.090	3,466
EFP	Enclos Porch	48	73.320	3,519
	Net Sketched Area:	5,692	Total:	486,436
Size Ad	3634	Gross Are	6300	FinArea 3512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 125.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	30X20	A	AV	1954	19.17	T	40	101			6,900			6,900

More:	N	Total Yard Items:	6,900	Total Special Featues:		Total:	6,900